



WHEN A BUILDING PERMIT IS REQUIRED

For Single Family Homes, Duplexes and Accessory Buildings

City of Sedona

Community Development Services, 102 Roadrunner Drive, Sedona, Arizona 86336, (928) 282-1154

Jobs requiring a building permit include, but are not limited to the following:

- Construction of new homes and buildings, including room additions, patio covers, porch enclosures, carports, and garages.
- Construction of detached sheds, gazebos or structures larger than 120 square feet **or** taller than 7 feet.
- Construction of fences or walls greater than 30 inches high.
- Construction of retaining walls greater than 4 feet high.
- Replacement of a wood or asphalt shingle roof with a tile roof.
- Construction of swimming pools and spas more than 8 feet in any dimension.
- Remodel or build additions to an existing structure that involve structural, plumbing, electrical, or mechanical changes such as:
 - Removal, relocation and/or construction of walls and/or partitions greater than 5'-9" high.
 - Change the size or location of windows and/or exterior doors.
 - Installation or replacement of water, gas, and/or sewer lines.
 - Installation or relocation of new sinks, toilets, tubs, and/or showers.
 - Installation or relocation of water heaters, furnaces, evaporative coolers, and/or air conditioners.
 - Relocation or installation of electrical outlets, lighting, wiring, panels, and/or services.

Zoning regulations apply to the following improvements, even though a building permit may not be required:

- Detached sheds, gazebos or structures less than 120 square feet and less than 7 feet high must be at least 10 feet from other structures, located at least 5 feet from the rear and side property lines.
- Exterior painting of existing structures must have a light reflective value (LRV) no greater than the existing paint color and preferably have an LRV of 38% or less with values not exceeding the Munsell Book of Color.
- Re-roofing must be accomplished with the same roof material and color as exists or a roof material with a light reflective value (LRV) of 38% or less and values not exceeding the Munsell Book of Color.

Jobs not requiring a residential building permit include but are not limited to the following:

- Paint interior walls and/or install drywall, plasterboard, paneling, or similar finish work.
- Repair or replace non-structural components such as glass, doors, hardware, kitchen cabinets, carpeting, flooring, or trim work.
- Install portable shelves, cases, and partitions less than 5'-9" high.
- Construction of walls or fencing less than 30 inches high, *unless* located in any floodway or flood plain.
- Build detached structures smaller than 120 square feet and less than 7 feet high. (Setbacks of 5 feet from property lines and 10 feet from other structures are required.)
- Install concrete slabs, patios and walkways on existing grade.
- Install insulation.
- Install or repair landscape irrigation piping.
- Install low-voltage landscape accent lighting.
- Repair or replace existing plumbing fixtures in the same location.
- Replace existing electrical switches, outlets, light fixtures or circuit breakers in the same location.
- Repair or replace existing evaporative coolers, air conditioners, water heaters and furnaces without increasing the unit size, capacity or location.

Suggestions:

- **If you are not certain whether a permit is required, contact Community Development staff for assistance.**
- **If a permit is required, obtain a copy of the *SINGLE FAMILY RESIDENTIAL CHECKLIST* available at the Community Development front counter.**
- **If a permit is required, make an appointment with zoning staff to verify that the proposed improvement will comply with setback, building coverage and height regulations before completing your construction drawings.**